175.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,500 / 887,500
					USE VALUE:	887,500 / 887,500
					ASSESSED:	887,500 / 887,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUERZE ELIO D III
Owner 2:	QUERZE YEKATERINA
Owner 3:	
Street 1:	179 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUERZE ELIO D & JEAN L -
Owner 2:	-
Street 1:	179 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,743 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Brick Veneer Exterior and 2336 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5743.000	472,900		414,600	887,500
Total Card	0.132	472,900		414,600	887,500
Total Parcel	0.132	472,900		414,600	887,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.92 | /Parcel: 379.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117153
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,900	0	5,743.	414,600	887,500	887,500	Year End Roll	12/18/2019
2019	101	FV	347,600	0	5,743.	408,700	756,300	756,300	Year End Roll	1/3/2019
2018	101	FV	193,400	0	5,743.	313,900	507,300	507,300	Year End Roll	12/20/2017
2017	101	FV	193,400	0	5,743.	296,100	489,500	489,500	Year End Roll	1/3/2017
2016	101	FV	193,400	0	5,743.	272,500	465,900	465,900	Year End	1/4/2016
2015	101	FV	188,600	0	5,743.	254,700	443,300	443,300	Year End Roll	12/11/2014
2014	101	FV	188,600	0	5,743.	234,500	423,100	423,100	Year End Roll	12/16/2013
2013	101	FV	188,600	0	5,743.	234,500	423,100	423,100		12/13/2012

!13637!

PRINT

Date	Time
12/11/20	03:33:50

LAST REV

Date	Time
09/06/18	18:58:51
apro	
13637	

USER DEFINED

Prior Id # 1:	117153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUERZE ELIO D &	52418-508		3/17/2009	Family	320,000	No	No		
	6530-152		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2017	509	Addition	247,936	O				2nd fl add + 16x28

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
7/10/2018	Measured	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5743		Sq. Ft.	Site		0	70.	1.03	6									414,605						414,600	

Total AC/HA: 0.13184 | Total SF/SM: 5743 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,605 | Spl Credit | Total: 414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09948623
Const Adj.:	1.01217377
Adj $ / SQ:	139.109
Other Features:	101820
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530189
Depreciation:	57260
Depreciated Total:	472929

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

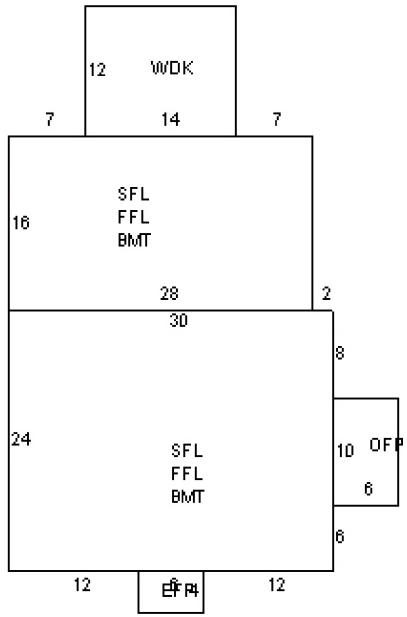
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	153.02
Special Features:	0	Val/Su Net:	125.91
Final Total:	472900	Val/Su SzAd	202.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	41.730	48,744
FFL	First Floor	1,168	139.110	162,479
SFL	Second Floor	1,168	139.110	162,479
WDK	Deck	168	12.100	2,032
OFP	Open Porch	60	44.540	2,672
EFP	Enclos Porch	24	73.480	1,764

Net Sketched Area: 3,756 | Total: 380,170

Size Ad 2336 | Gross Are 3756 | FinArea 2336

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: